



# Walthamstow

## LOCATION

Walthamstow has undergone a significant transformation over recent years and this trend is set to continue. It is fast becoming one of the trendiest and sought after places to live in London. The demographic is rapidly changing, with young families and professionals who want easy access to Central London.

The centre is situated adjacent to the bus station, the third busiest in London and Walthamstow Central Station which is anticipated to see tube passenger growth of 35% by 2031.

The centre is anchored by **Asda**, **Lidl** and **TK Maxx**. The unit occupies a prime position close to the busiest entrance into the centre and adjacent to **Pret A Manger** and **Gokyuza**. Other nearby operators include **Costa Coffee** and **Sports Direct**.

## ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	6.17 m	20 ft 3 in
Net Frontage	5.53 m	18 ft 2 in
Internal Width	5.83 m	19 ft 2 in
Shop Depth	15.18 m	49 ft 10 in
<b>Ground Floor</b>	<b>88.05 m<sup>2</sup></b>	<b>953 sq ft</b>

## LEASE TERMS

Available by way of a new lease for a term to be agreed.

## RENT

£50,000 pax.

## SERVICE CHARGE

The current service charge estimate is £11,734 per annum.

## BUSINESS RATES

Rateable Value £53,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the local authority on 020 8496 3000.

## ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

## LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION APRIL 2020



**260,000**

Total size (sq ft)



**76%**

Average retail conversion



**64**

Number of retail units

RIVER ISLAND



**212,000**

Average weekly footfall



**£34**

Average retail spend



**44 MINS**

Average dwell time



**670**

Car parking spaces



**£7**

Average F&B spend



**1.1 VISITS**

Visit frequency (per week)



**Misrepresentation Act**

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